



- New Build Home
- Detached Bungalow
- Village Location
- En- Suite
- Ample Off Road Parking
- Stylish Design
- Eco Friendly Home
- Quality Fittings Throughout

Brambles, Frating Road, Great Bromley, Colchester, Essex. CO7 7JW.

A unique and individually built detached new build Bungalow in this sought after village position just east of Colchester Town. This beautifully constructed and wonderfully finished home offers generous accommodation in the region of 1000sqft giving two double bedrooms, stylish kitchen/diner, living room, family bathroom and en-suite to master bedroom, outside there is a generous rear garden with sandstone patio and ample off road parking to the front with block paving. Call to view.



Property Details.

All accommodation is on the ground floor

Entrance Hall

With airing cupboard, underfloor heating, loft access and doors to.

Living Room



15' 10" x 12' 8" (4.83m x 3.86m) Window to front, TV point, underfloor heating and flooring available subject to negotiation.

Kitchen/Diner



20' 9" x 9' 7" (6.32m x 2.92m) With french doors and sidelights to rear, window to rear, tile flooring with heating under, a stylish range of handleless units and drawers with worktops over, inset sink and drainer, fitted range cooker with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, matching eye level units.

Bedroom One



Property Details.

13' 8" x 12' 9" (4.17m x 3.89m) Window to rear, underfloor heating, flooring available with negotiation, door to en-suite.

En-Suite



Window to side, double shower, close coupled WC, vanity wash hand basin, tiled floor, tiled walls.

Bedroom Two



11' 10" x 11' 5" (3.61m x 3.48m) Window to front, TV point, underfloor heating, flooring available by negotiation.

Bathroom

Obscure window to rear, panel bath with shower screen and rain shower over, vanity wash hand basin, enclosed cistern WC, tiled walls, tiled floor with heating under.



Rear Garden



A good sized rear garden being mainly laid to lawn with panel fencing, gated side access, sandstone patio area, outside tap.

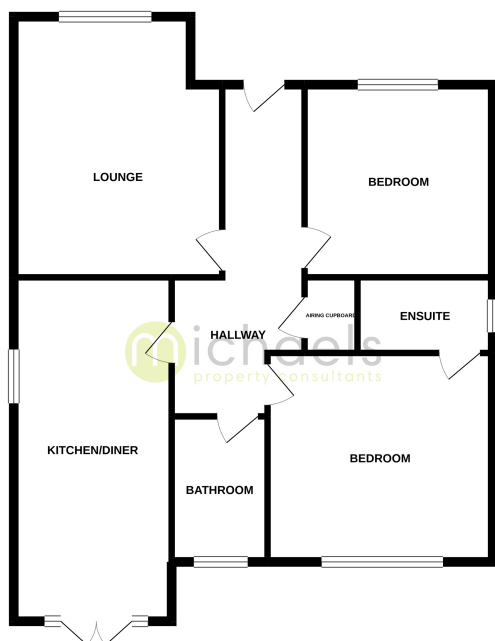
Parking

To the front of the property there is a block paved driveway providing ample off road parking.

Property Details.

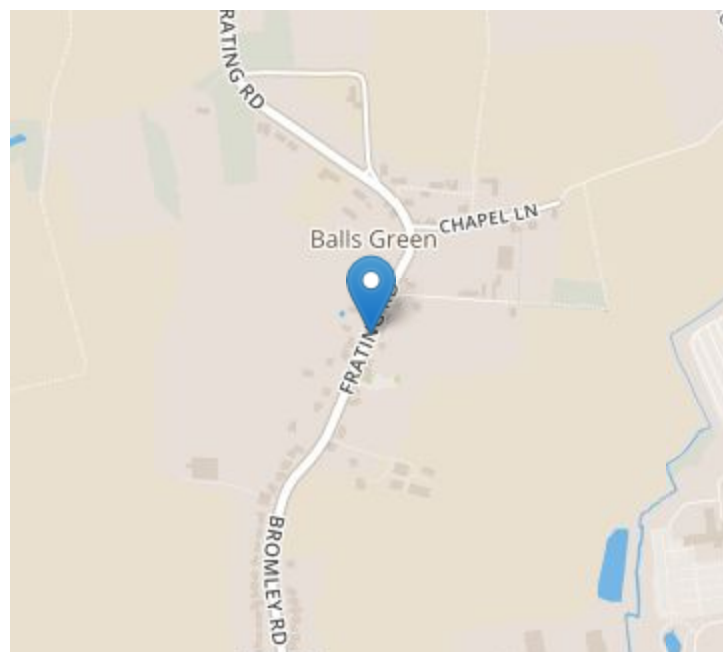
Floorplans

GROUND FLOOR
1032 sq. ft. (95.9 sq. m.) approx.

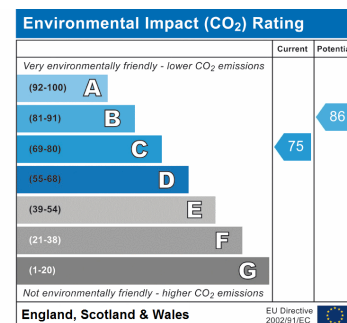
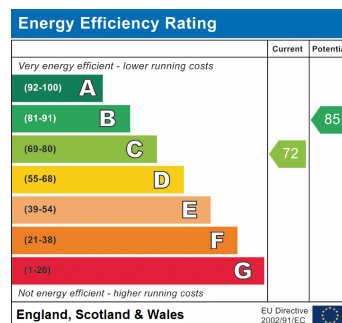


TOTAL FLOOR AREA: 1032sq. ft. (95.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the ground.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.